



Symonds
& Sampson

Wisteria Cottage

Dunns Lane, Iwerne Minster, Blandford Forum, Dorset

Wisteria Cottage

Dunns Lane
Iwerne Minster
Blandford Forum
DT11 8NG

A charming four bedroom semi-detached cottage that has been sympathetically updated by the current owners situated in a sought-after village location.



- Extensive & versatile accommodation
 - Desirable village location
 - Open plan kitchen/breakfast room
 - Cosy sitting room with log burner
 - Updated utility room
 - Ensuite to master bedroom
 - Low maintenance enclosed rear garden
- Carport with parking for two cars and secure storage areas
 - Fantastic countryside views
- New double glazed windows and French doors

Guide Price £500,000
Freehold

Blandford Forum Sales
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ACCOMMODATION

The property is accessed via a spacious and light entrance hall serving all principle rooms with stairs to the first floor. The heart of the home is an impressive open plan kitchen/breakfast room with vaulted ceiling and exposed beamwork. The stylish kitchen comprises a quality range of wall and base units with solid oak work surfaces, ceramic butler sink and integrated appliances including a dishwasher, undercounter fridge/freezer and space for a freestanding Rangemaster. The open plan dining area has a delightful outlook onto the beautifully maintained rear garden via full height double glazed windows. A stable door provides access to the covered veranda and garden. This conveniently flows into the utility room at the rear boasting a vaulted ceiling and contains wall and base units, stainless steel sink, worktop and space undercounter for white goods. The inviting dual aspect sitting room is the perfect place to relax and offers an abundance of natural light with double doors out to the rear garden. The room enjoys an open fireplace with brick surround and feature beam having inset Stovax multifuel log burner as a focal point. There are two further versatile reception rooms, one of which is used currently as a dining room and the other as a snug/study. Completing the ground floor, is a downstairs cloakroom.

Rising to the first floor, all the bedrooms are accessed via the landing. The master bedroom overlooks the front and

benefits from a tastefully updated ensuite shower room. The three further bedrooms are served by a charming family bathroom with free standing bath on ball and claw feet, timber panelling to the walls and wood effect laminate flooring.

This charming village cottage offers versatility and space for a family or couple who seek to live the village life but with ease of access to facilities.

OUTSIDE

The property enjoys an elevated position with steps leading to the front door. The front garden is mainly laid to lawn coupled with low maintenance shrubs and a low level brick and flint wall surrounding the front of the cottage. The enclosed low maintenance rear garden is a particular feature, comprising a good sized area of lawn with neatly planted borders and a patio perfect for outdoor entertaining. There is a further area of garden through a secure side gate which contains a useful shed and provides access to the double car port with locked storage rooms to the rear.

SITUATION

Iwerne Minster is one of North Dorset's most sought after villages. Located within the Cranborne Chase and in a designated Area of Outstanding Natural Beauty, amenities

include a village inn, general stores and Post Office, leisure centre and Parish Church. The nearby Georgian market town of Blandford Forum is approximately 7 miles with a range of commercial, shopping and sporting facilities. The Saxon Hilltop town of Shaftesbury is also approximately 7 miles with a range of facilities. The famous Jurassic coastline can be reached within approximately a 1 hour drive, with Poole Harbour approximately a 40 minute drive.

DIRECTIONS

[what3words///fortified.mascot.jeeps](https://www.what3words.com/fortified.mascot.jeeps)

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - F

EPC - D

Driveway with shared ad-hoc maintenance costs

Please see the website links below for more information.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>



| Energy Efficiency Rating | | Current | Potential |
|---|--------|---------|-----------|
| The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient). | | | |
| A | 92-100 | | |
| B | 81-91 | | |
| C | 69-80 | 62 | 70 |
| D | 55-68 | | |
| E | 39-54 | | |
| F | 21-38 | | |
| G | 1-20 | | |
| For more information on energy efficiency ratings, visit www.gov.uk/government/guidance/energy-efficiency-ratings | | | |
| England & Wales | | | |
| EPC Form Part 2, 2020/11/15 | | | |

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Approximate Area = 1343 sq ft / 124.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1353553



Blandford/RB/September 2025
 Revised October 2025
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